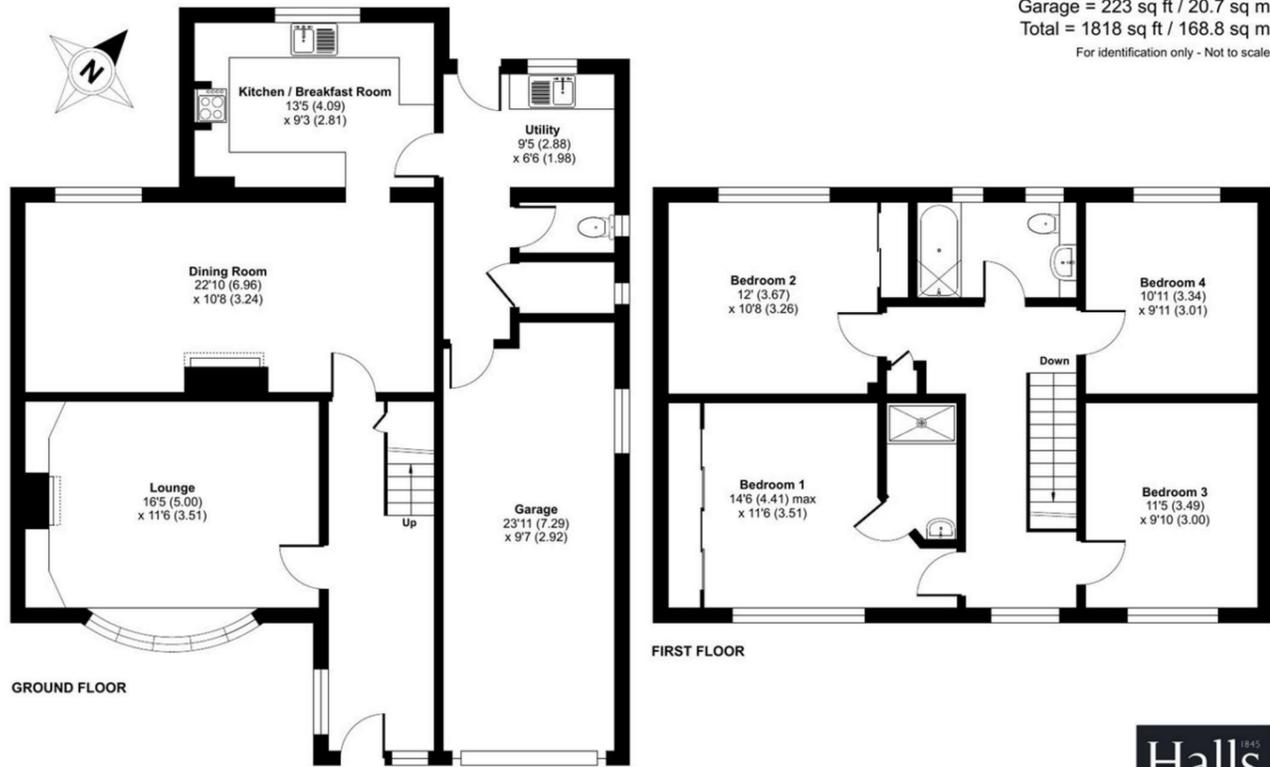


FOR SALE

70 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HQ



Approximate Area = 1595 sq ft / 148.1 sq m
Garage = 223 sq ft / 20.7 sq m
Total = 1818 sq ft / 168.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1365920



FOR SALE

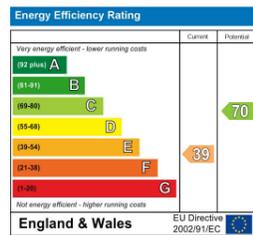
Offers in the region of £395,000

70 Tilstock Crescent, Sutton Farm, Shrewsbury, SY2 6HQ

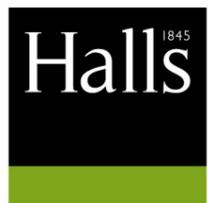
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A particularly spacious and most appealing detached house, with scope for improvement, set with garaging and excellent gardens in this desirable and convenient location. NO ONWARD CHAIN.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



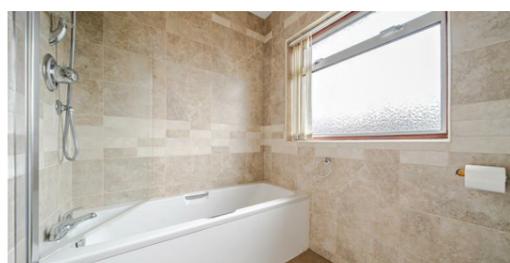
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular and convenient location
- Excellent layout for family living
- Scope for improvement
- Driveway parking and garage
- Delightful established gardens
- NO ONWARD CHAIN

DESCRIPTION

Nestled in a desirable residential location, 70 Tilstock Crescent presents a superb opportunity to acquire a generously proportioned detached family home, offering a well-planned layout with excellent scope for modernisation to suit individual requirements.

Upon entering, you are welcomed into a spacious reception hall leading to a comfortable living room featuring an open fireplace. At the heart of the home lies a bright and versatile open-plan living kitchen/diner, ideal for modern family life and entertaining, with a range of fitted units and a range cooker.

The ground floor further benefits from a useful utility room, separate boiler room, and a guest WC, maximising everyday practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom featuring a white suite.

Externally, the property sits wonderfully within its plot. A spacious patterned concrete driveway leads to an integral garage, providing ample parking and storage. The mature front and rear gardens are beautifully maintained, with established lawns, well-stocked shrubbery beds and borders. A raised sun terrace to the rear offers an ideal space for outdoor dining and entertaining.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge onto Abbey Foregate and take the 3rd exit at the column roundabout onto Wenlock Road. Opposite St. Giles' Church turn right into Sutton Road. Continue some distance along Sutton Road and then take the left turn into Tilstock Crescent. Proceed along, taking the right turn after the Co-Op and the property will be found on the left hand side clearly identified by a Halls 'For Sale' board.

SITUATION

The property is attractively positioned in an established and sought after residential area to the east side of the town centre. A range of local amenities are available nearby including a Co-Op, convenience store, further shops and schooling, whilst Shrewsbury Town Centre itself is readily accessed and offers a far more comprehensive range of shopping, leisure and social facilities. Commuters will be pleased to note that the A5 bypass is readily accessible and links through to the M54 motorway and onto Telford and the M6 motorway network.